

An architectural rendering of the Charmington Iris residential complex. The image shows several tall, modern skyscrapers with a blue and white facade. The buildings are set against a twilight sky with soft clouds. In the foreground, there is a waterfront area with a marina where several sailboats are docked. Palm trees and other greenery are scattered throughout the scene, and the lights from the buildings and streetlights are reflected in the water. The overall atmosphere is serene and modern.

Charmington Iris

Present by VNK

GENERAL INFORMATION

Landsize	16.645 m ²
No of F	34 F
No of Block	2 Blocks
No of Units	1438 units
Green space	67%
Property types	Apartment Shophouse
Size of apartment	45-122 m ²
Project complete	6/2020



3 reasons to buy Charmington Iris

1. Location

Easy to connect District 1, District 7, District 2

2. Riverside Park

Easy to connect with main road, Boat bus
Metro line 4 to the City Center.

3. Metro station

< 1km



LOCATION

5 MIN
To Metro station -
line 4 - Ton Dan Station

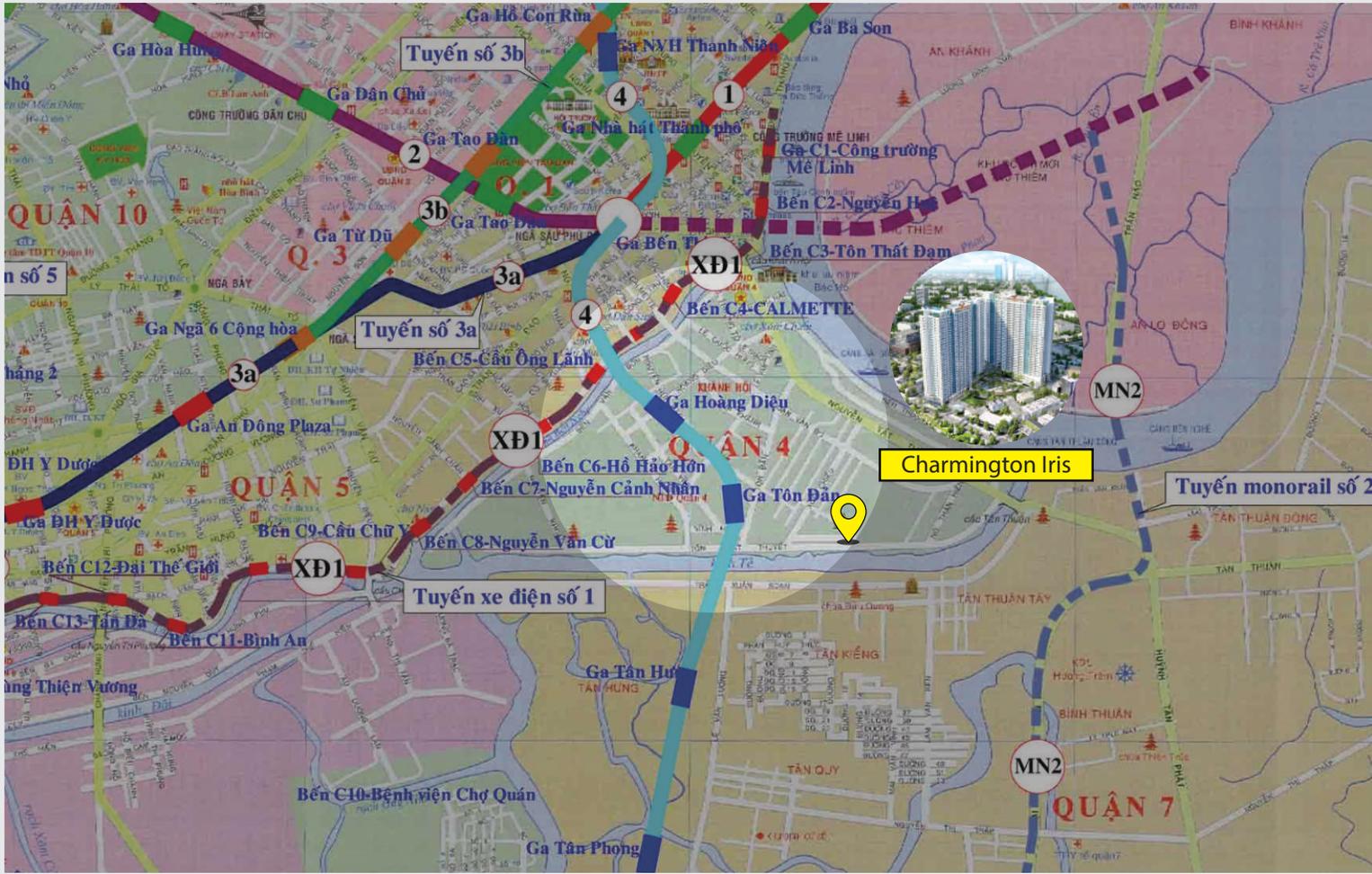
7 MIN
To City Center

25 MIN
To Tan Son Nhat
International Airport



Comments

From located in 76 Ton That Thuyet, only 5 minutes to Financial Street in District 1 and Ben Thanh market, 10 minutes to Phu My Hung and, Thu Thiem new urban area.

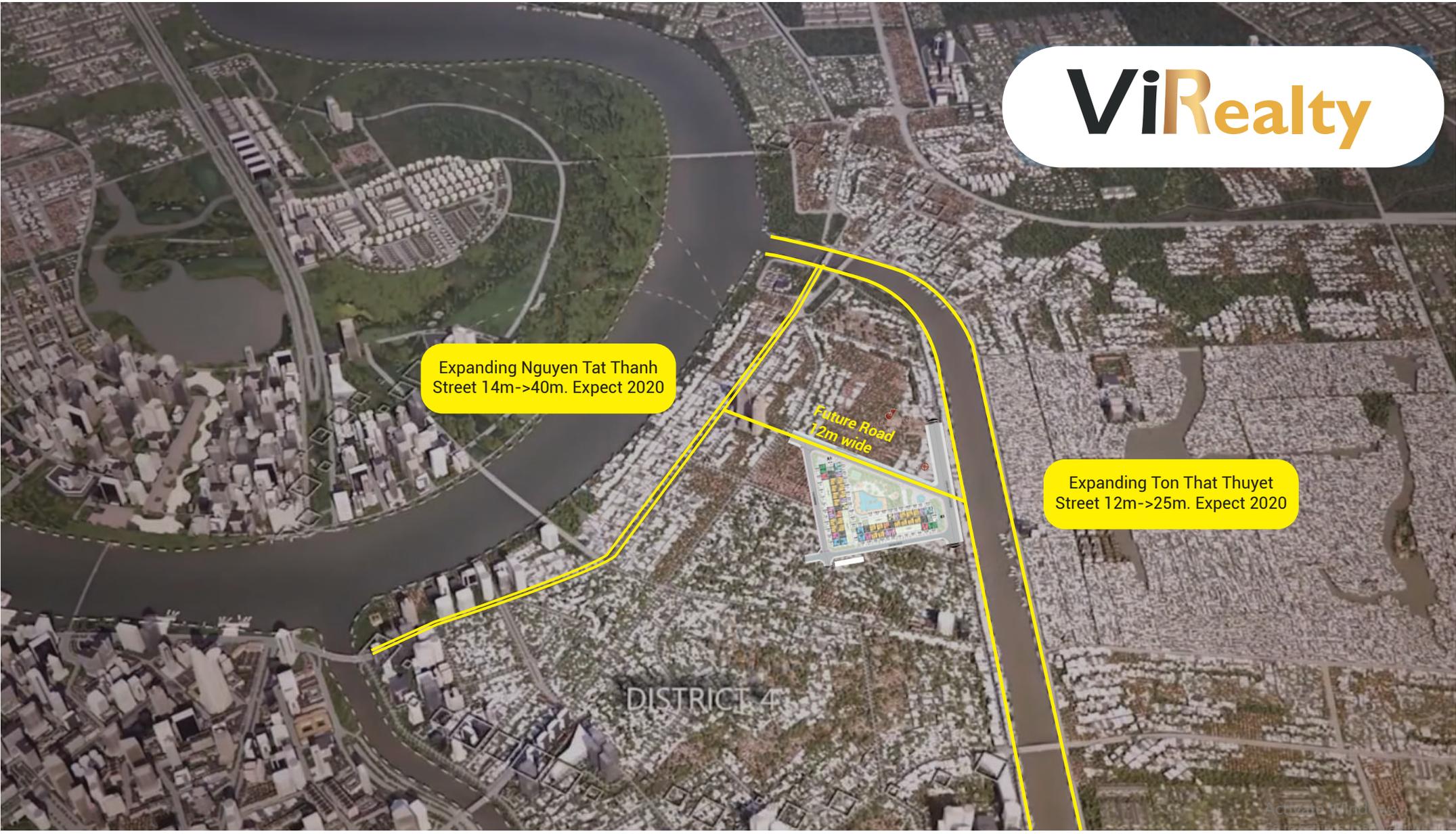


32 Station
14 Underground
18 Aboveground

Charmington Iris

↑
↓
← → Ton Dan Station < 1 km

According to HCMC Management Authority for Urban Railway, the project of metro line no.4 have full length route is about 35.75 km (17.77 km high and 16.18 km underground).

An aerial photograph of District 4 in Ho Chi Minh City, Vietnam. The image shows a river curving through the district. Two yellow lines indicate planned street expansions: one along the riverbank and another further inland. A yellow callout box is positioned near the first expansion. A small inset map shows a colorful grid of a residential development. The text "DISTRICT 4" is visible in the lower center of the image.

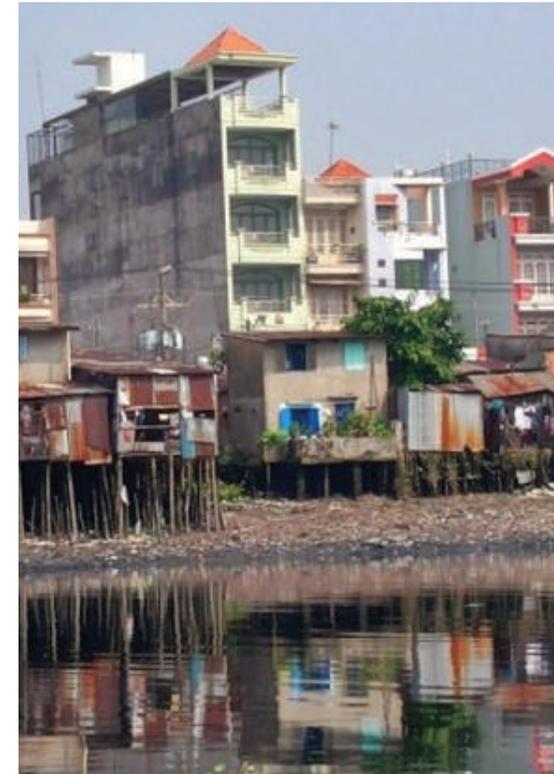
Expanding Nguyen Tat Thanh Street 14m->40m. Expect 2020

Future Road
12m wide

Expanding Ton That Thuyet Street 12m->25m. Expect 2020

Renovation project of Nguyen Tat Thanh & Ton That Thuyet Street

Renovation project of Kenh Te



Expected completion: 2020



Case Study: Nhieu Loc - Thi Nghe canal

Photos: Before "Clean"

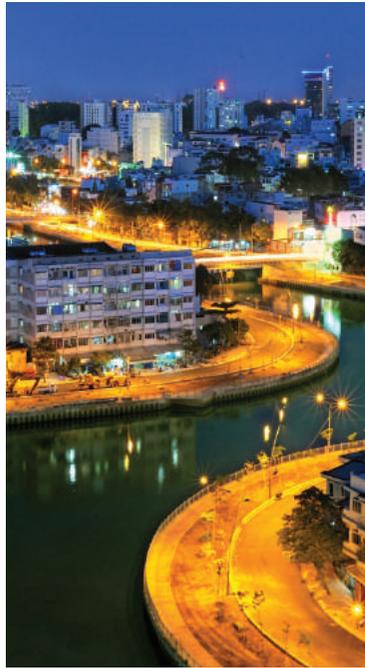
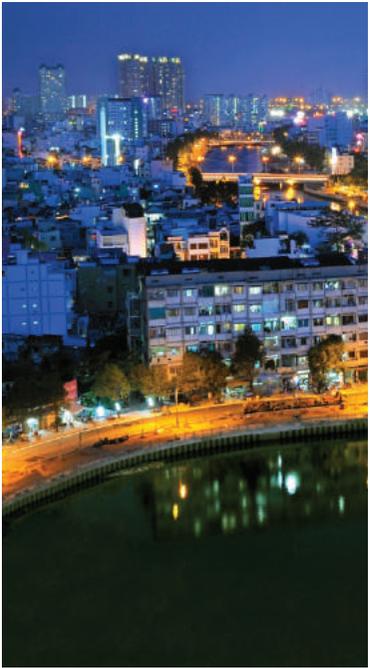
In the 70s of the last century and later, due to the urbanization process, the canal was seriously polluted, the entire Nhieu Loc canal was almost transformed into a dying canal, with black water and directly affect the lives of the people.



Nhieu Loc canal after “Clean”

Since the commencement of the tender in 2003, construction commenced in 2005 until completion in June 2012, it is estimated that approximately 10 years, the project is completed, all water sources of people are flowing into the underground sewer system. running along the banks of canals and treated before pouring into Saigon River. So basically, the main source of pollution of the canal has been eliminated.

Channel water is now cleaner, because no more wastewater from people. Fish swim back on Nhieu Loc - Thi Nghe Canal. According to WB, the project has contributed to change the face of TP. Ho Chi Minh City, bringing direct benefits to over 1.2 million people.



CHARMINGTON IRIS

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Consultancy



View Charmington Iris

View Thu Thiem, Distric 1, Saigon River



View Distric 4, District 1

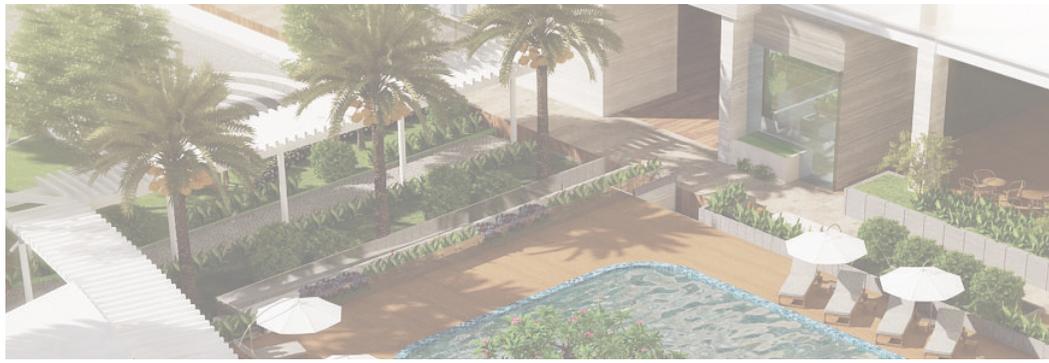
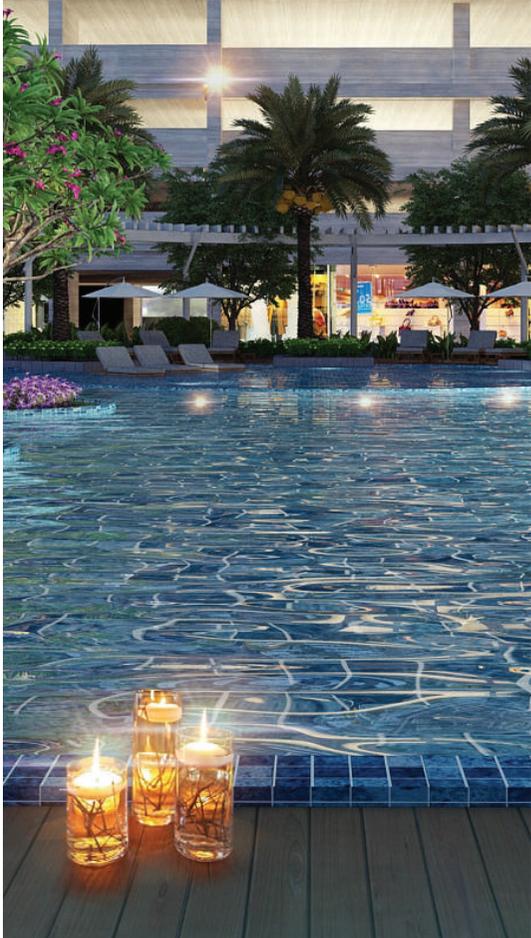


View District 7, River



View District 7





Complex Facilities

The project is invested by TTC Land with nearly 30 utilities in the area for a full life: Olympic Pool 900m², Green Park 1.6 ha, AUCHAN supermarket, Gym California, Baseketball, Spa, ATM, CGV, reading room, lobby, smart electrical system, smart home, the Charmington IRIS residents always have the most complete life.



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Pricing Charmington Iris

Charmington Iris price \$2.200 - 2.400/m²



1 Bedroom
\$ 100k- \$ 110k



2 Bedrooms
\$ 135k- \$ 160k



3 Bedrooms
\$ 190k- \$ 210k

Comments:

River and Park view will higher than City view 20%.

Price different by view: View City - View inside (Swimming pool, garden) – View River and Park.

Nearby Projects

Novaland

TNR Holdings
Việt Nam

Thảo Điền
Investment

TTG Holding

TTC Land

Capita Land

Handover



Icon56

Gold View

Masteri Millennium

Lancaster Lincoln

Charmington
Iris

De La Sol

9/2015

10/2017

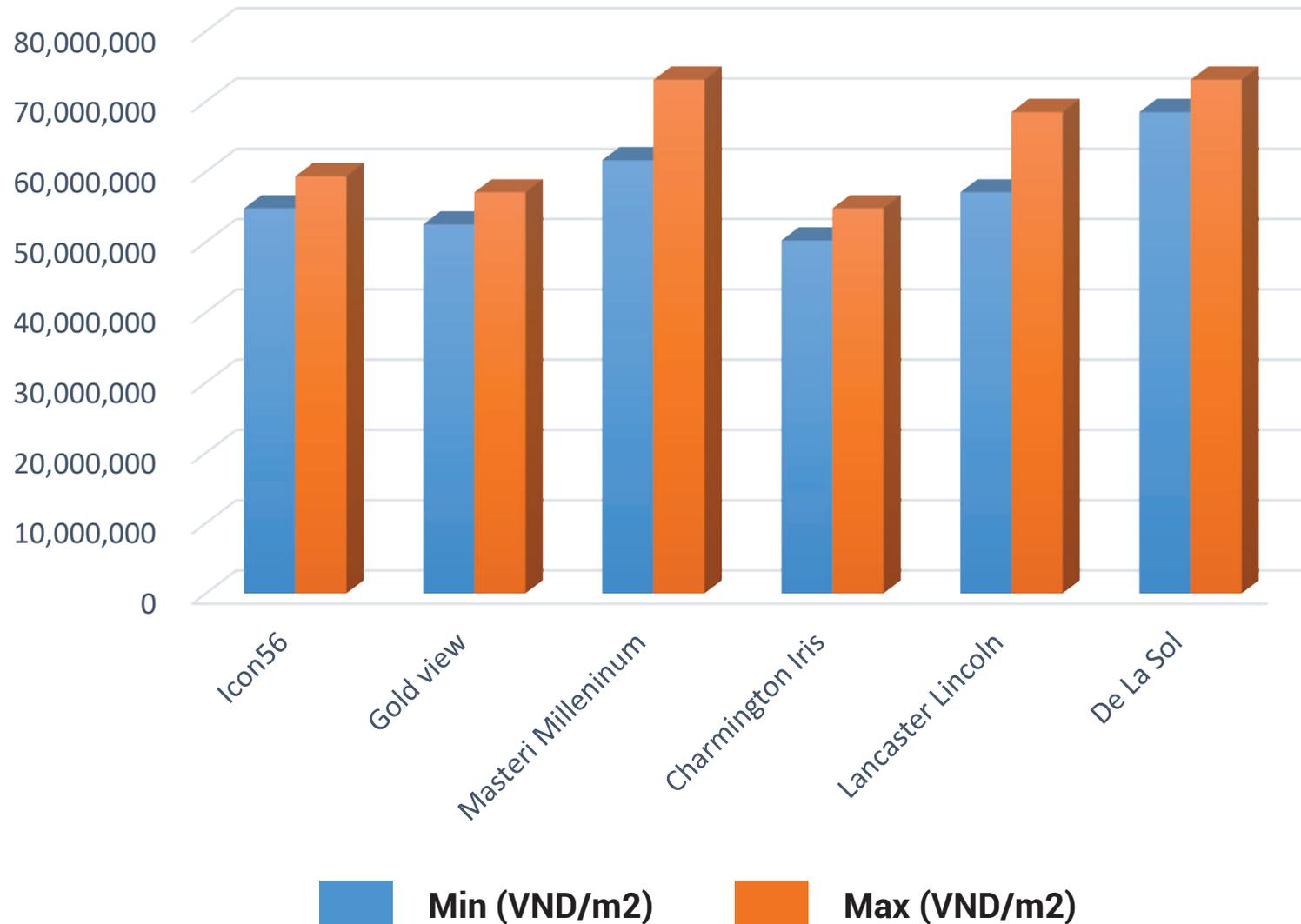
7/2018

9/2019

6/2020

10/2020

Price Comparison



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